

IN RE: PETITION FOR RESIDENTIAL  
ZONING VARIANCE  
Cor. of n/s Ballygar Rd., and  
E/S Transoms Road  
9101 Transoms Road  
11th Election District  
5th Councilmanic District  
Rosanne T. Reimer  
Petitioner

\* BEFORE THE  
ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-165-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Stephen J. Reimer (now deceased) and Rosanne T. Reimer, property owners for that property known as 9101 Transoms Road in the Silver Gate Village (of North Gate Hall) subdivision of Baltimore County. The Petitioner/property owner, Rosanne T. Reimer, herein seeks a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 6 ft., in lieu of the required 8 ft., for an attached garage. The property and relief sought are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

ORDER RECEIVED FOR FILING

Date

By

11/11/96  
S. J. [Signature]

MICROFILMED

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of November, 1996 that the Petition for a Residential Variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 6 ft., in lieu of the required 8 ft., for an attached garage, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING  
Date 11/14/96  
BY SA [Signature]

MICROFILMED



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

November 13, 1996

Mrs. Rosanne T. Reimer  
9101 Transoms Road  
Baltimore, Maryland 21236

RE: Petition for Administrative Variance  
Case No. 97-165-A  
Property: 9101 Transoms Road

Dear Mrs. Reimer:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.

MICROFILMED





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 9101 Transoms Road, Baltimore, MD 21236  
which is presently zoned DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B02.3.B. (1B01.2.C.4, 1970) to permit a 6' side setback in lieu of 8'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. requested attached garage would be approximately five feet from neighbor's property line
2. health problems - emphysema
3. security concerns - widow

See Affidavit

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

Mr. Stephen J. Reimer  
(Type or Print Name)

Signature

deceased  
Signature

Address

Mrs. Rosanne T. Reimer  
(Type or Print Name)

City

State

Zipcode

Rosanne T. Reimer  
Signature

Attorney for Petitioner:

H-529-6572

9101 Transoms Road

W-887-0500

(Type or Print Name)

Address

Phone No

Signature

Baltimore,

MD 21236

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No

Name

City

State

Zipcode

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_ day of \_\_\_\_\_, 19\_\_\_ that the subject matter of this petition be set for a public hearing advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be reposted.

MICROFILMED

Zoning Commissioner of Baltimore County

REVIEWED BY: 20/11

DATE: 10/9/96



Printed with Soybean Ink on Recycled Paper

ITEM #: 165

ESTIMATED POSTING DATE: 10/20/96

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 9101 Transoms Road  
address  
Baltimore MD 21236  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The main reason for this request is due to health problems. I (Rosanne Reimer) have emphysema (see enclosed letter from my physician) and a garage would provide a shorter distance to walk from my car into the house, especially when carrying work related materials. It is inevitable that in several years I will have to have a portable oxygen tank with me at all times, and a garage which is attached to our home would be a necessity. My physician's letter also mentions my husband's serious heart condition. Sadly, my husband passed away less than two months after the letter was written. This has caused me an additional hardship--my security, safety and well being. With the house being situated on a dark corner with only seven houses in our court, it is frightening to me when I leave work in the dark and return home after daylight hours. A garage with an automatic door opener would help ease my fears.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Rosanne T. Reimer  
(signature)  
Rosanne T. Reimer  
(type or print name)



\_\_\_\_\_  
(signature)  
\_\_\_\_\_  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9<sup>th</sup> day of OCTOBER, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ROSANNE T. REIMER

(the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

10/9/96  
date

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 8/1/99

About The Construction

The garage will be constructed by Gifford Enterprises MHIC #40864. All building codes will be adhered to and there will be a triple thickness fire wall on the left of the structure (closest to adjacent house).

MICROFILMED

# 165

Property Description

Zoning Description for 9101 Transoms Road, Baltimore, MD 21236.  
NE CORNER OF TRANSOMS AND BALLYGAR ROAD.

Being known and designated as lot 7, Block F, as shown on a Plat entitled "Resubdivision Plat B North Gate Hall", which Plat is recorded among the Land Records of Baltimore County in Liber EHK Jr. No. 38, folio 70. The improvements thereon being known as No. 9101 Transoms Road. Currently Liber 7419, page 520 and 521. Plat book #37, folio #91, lot #7, section #B, located in the 11 Election District, 5 Councilmanic District.

MICROFILMED

# 165

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 0253291

DATE 10/9/96

ACCOUNT Q1-615

Item: 165

BY: MKK

AMOUNT \$ 50.00

RECEIVED FROM: Reimer, Stephen & Reimer - 9101 Trans

FOR: 010- Res Var. - \$ 50.00

STANDARD INDUSTRIAL  
BY 0007858910-09-96

MICROFILMED

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER  
VALIDATION OR SIGNATURE OF CASHIER



111 West Chesapeake Avenue  
Towson, MD 21201

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
  - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 165

Petitioner: Rosanne T. Reimer

Location: 9101 Transoms Rd., Baltimore, MD 21236

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mrs. Rosanne T. Reimer

ADDRESS: 9101 Transoms Road  
Baltimore, MD 21236

PHONE NUMBER: 410-529-6572

AJ:ggs

(Revised 04/09/93)

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 10/20/96

Format for Sign Printing, Black Letters on a White Background:

# ZONING NOTICE

## ADMINISTRATIVE VARIANCE

Case No.: 97-165-A

to permit a 6' side setback in lieu of 8'

### PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

NOV 4, 1996

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

**DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 165

Petitioner: Rosanne T. Reimer

Location: 9101 Transoms Road, Baltimore, MD 21236

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mrs. Rosanne T. Reimer

ADDRESS: 9101 Transoms Road

Baltimore, MD 21236

PHONE NUMBER: 410-529-6572

AJ:ggs

**MICROFILMED**

(Revised 04/09/93)



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 16, 1996

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-165-A (Item 165)  
9101 Transoms Road  
corner of N/S Ballygar Road and E/S Transoms Road  
11th Election District - 5th Councilmanic  
Legal Owner(s): Stephen J. Reimer and Rosanne T. Reimer  
Post by Date: 10/20/96  
Closing Date: 11/04/96

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Rosanne T. Reimer

MICROFILMED





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 14, 1996

Mr. and Mrs. Stephen Reimer  
9101 Transoms Road  
Baltimore, MD 21236

RE: Item No.: 165  
Case No.: 97-165-A  
Petitioner: Stephen Reimer, et ux

Dear Mr. and Mrs. Reimer:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 9, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

RECEIVED





**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

10-23-96

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 165 (MJK)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

**MICROFILMED**

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: October 18, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 157, 161, 162, 163, 165, 166, 169, 171, 172, 174

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Emily L. Kernan*

PK/JL

MICROFILMED

ITEM161/PZONE/ZAC1

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410)887-4880

DATE: 10/21/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCT. 21, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 161, 163, 164, 165, 166, 167, 170, 171, 172, 173 and 174.

MICROFILMED

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 10/22/96

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: Oct 24, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:      161          166          174  
                  162          168  
                  163          169  
                  164          171  
                  (165)        172

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: October 25, 1996

FROM: *RWB* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for October 28, 1996  
Item Nos. 161, 164, 165, 166, 171,  
172, & 174

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

# PETITION PROBLEMS

## **#161 --- JRF**

1. No item number on receipt.
2. Notary section is incomplete.

## **#164 --- JCM**

1. Need printed or typed name of second legal owner.

## **#165 --- MJK**

1. Need someone to sign for first legal owner. Also need authorization for that person to sign.

## **#167 --- JRA**

1. Folder has paperwork for undersized lot -- Petition says nothing about an undersized lot.
2. Notary section is incorrect.

## **#168 --- JRA**

1. Special Exception is on wrong form - This is a Special Hearing form, not Special Exception (see top paragraph of the form).
2. Need authorization for person to sign for legal owner.

## **#171 --- CAM**

1. Need address and telephone number for legal owner.

## **#174 --- JRF**

1. No item number on receipt.

LUKE E. TERRY, JR., M. D., P. A.

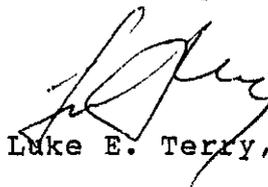
9055 CHEVROLET DRIVE - SUITE 103  
ELLCOTT CITY, MARYLAND 21043

April 14, 1996

To Whom It May Concern:

Mrs. Roseann Reimer has had significant problems with emphysema and her husband, Stephen Reimer has had heart disease with heart attacks and heart surgery and continued heart follow up. They need a sheltered place to go to their car in bad weather and I understand to accomplish this, they will need a variance in permits for permits in building a garage due to their cardiac, respiratory illnesses.

Yours truly,



Luke E. Terry, Jr., M.D.

LET:cmt

MICROFILMED

# 165

9103 Transoms Road  
Baltimore, MD 21236

January 18, 1995

To Baltimore County Zoning Commissioner:

I, Mary A. Allen, have resided at 9103 Transoms Road since 1986. My house is adjacent to 9101 Transoms Road on the left. Mr. and Mrs. Stephen Reimer have explained to me their desire to add an attached garage to their house and the procedures for applying for a variance. It is my understanding that the new structure would be approximately five feet from our common property line. I have no problem with this addition. In fact, I feel it would enhance the property and our development.

Yours truly,

Mary A. Allen

At the time this letter was shared with Ms. Allen, she said she would agree, but there was a foreclosure on her house.

MICROFILMED

# 165

9100 Transoms Road  
Baltimore, MD 21236

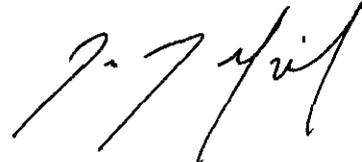
October 1, 1996

To Baltimore County Zoning Commissioner:

I, Jason Giacubeno, have resided at 9100 Transoms Road since 1994. My house is directly across the street from 9101 Transoms Road on the left. Mrs. Stephen Reimer has explained to me her desire to add an attached garage to her house and the procedures for applying for a variance. I have no problem with this addition. In fact, I feel it would enhance the property of our development.

Yours truly,

Jason Giacubeno

 10-7-96

# 165

MICROFILMED

9107 Transoms Road  
Baltimore, MD 21236

October 1, 1996

To Baltimore County Zoning Commissioner:

I, John Fazenbaker, have resided at 9017 Transoms Road since 1976. My house is adjacent to 9101 Transoms Road across the side street, Ballygar Road. Mrs. Stephen Reimer has explained to me her desire to add an attached garage to her house and the procedures for applying for a variance. I have no problem with this addition. In fact, I feel it would enhance the property of our development.

Yours truly,



John Fazenbaker

MICROFILMED

# 163

2) #165

# EXAMPLE 4 - Zoning Map

- 1 copy



D.R. 5.5

92-472-A

## 97-165-A

SITE

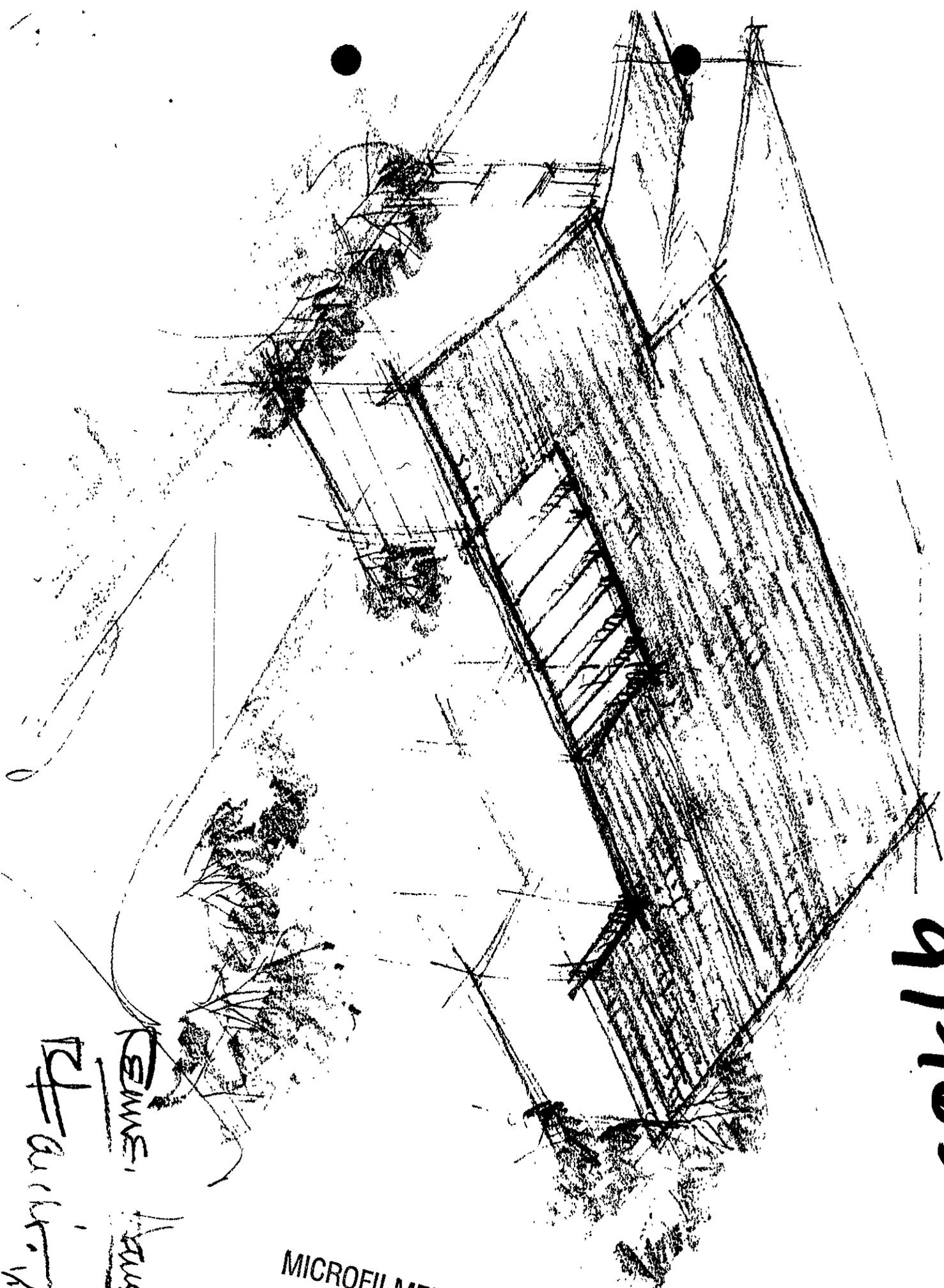
MICROFILMED

SITE OF OWNERS:  
 MR. & MRS. S.F.R. REIMER  
 9101 TRANSOMS ROAD  
 PERRY HALL, BALTO., CO., MD.  
 REG. FLYER, SR. ARCHT. 1/11/95

SCALE  
 1" = 200'  
 DATE OF  
 PHOTOGRAPHY  
 JANUARY  
 1986

LOCATION  
 SILVER GATE VILLAGE  
 NORTH GATE HALL  
 PERRY HALL  
 FROM: PLAT B KCI: 50V: (74)

SHEET  
 N.E.  
 9-H



97-165-A

MICROFILMED

BRUNNEN, HANUS

12/4/43

M/43

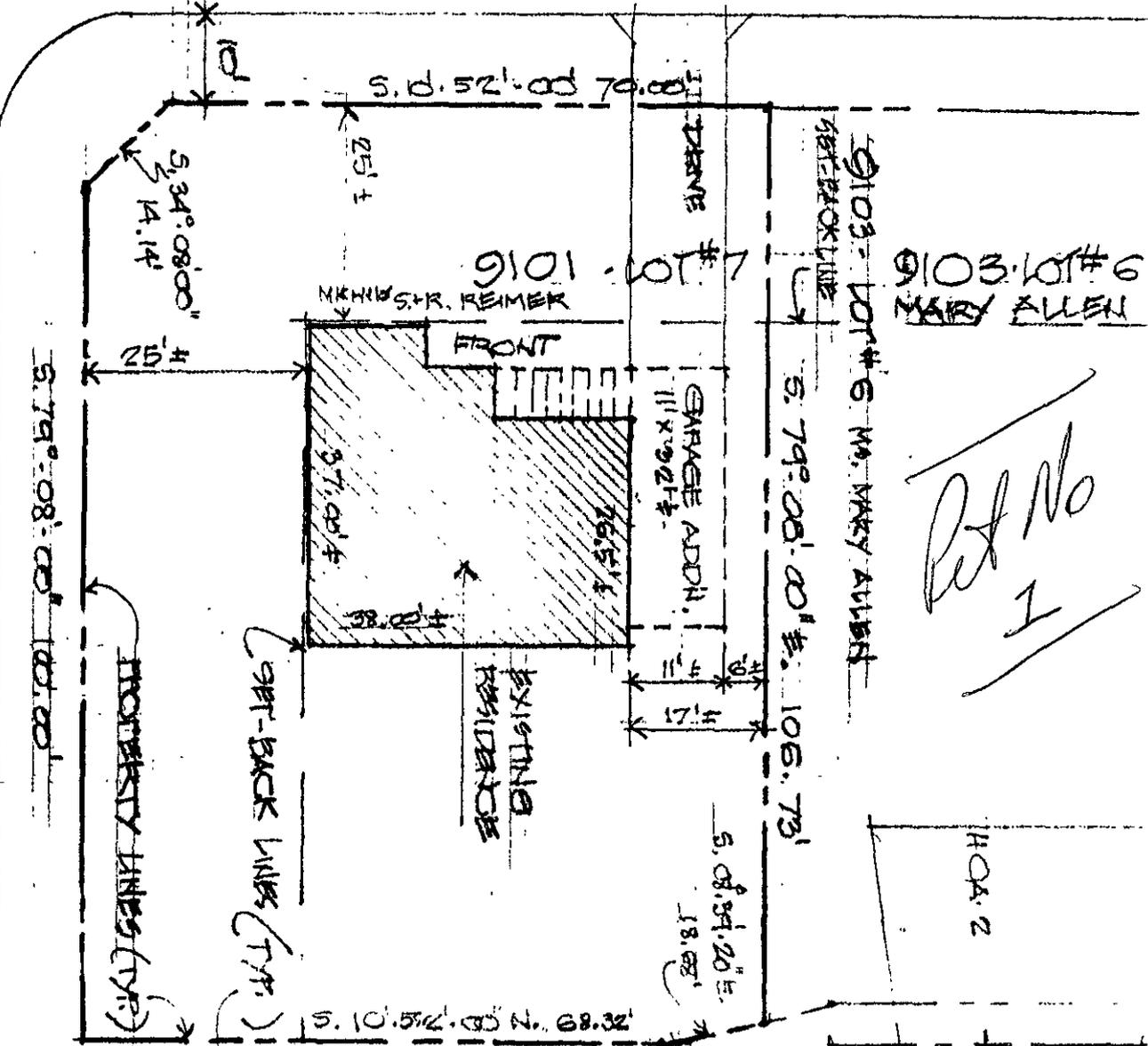
# 97-165-A

TRANSOMS ROAD

9100 LOT # 1  
MR. & MRS. JASON GIACUCCI

NOTES:  
ALL SITE INFO. TAKEN FROM SURVEY BY:  
CARROLL HAZARD, REED SURVEYORS W/ PART #  
SITE PLAN OF PART 6 NORTH DATE 11/11/11  
BY: BRANT HAZARD & HOOPER, INC., ENGINEERS

BALLYGAR ROAD 25' W. ON 50' ROW



9103 LOT # 6 MARY ALLEN  
9103 LOT # 6 MARY ALLEN

Ref No  
1

5' H.O.A. ROW

30' ROAD 10' ROW

LOT # 8  
MR. & MRS. R. HAZARD

LOT # 9

LOT # 10

LOT # 11

MICROFILMED

DATE: 11/11/11  
SITE PLAN  
REED SURVEYORS  
REED SURVEYORS





# Plat to accompany Petition for Zoning Variance Special Hearing

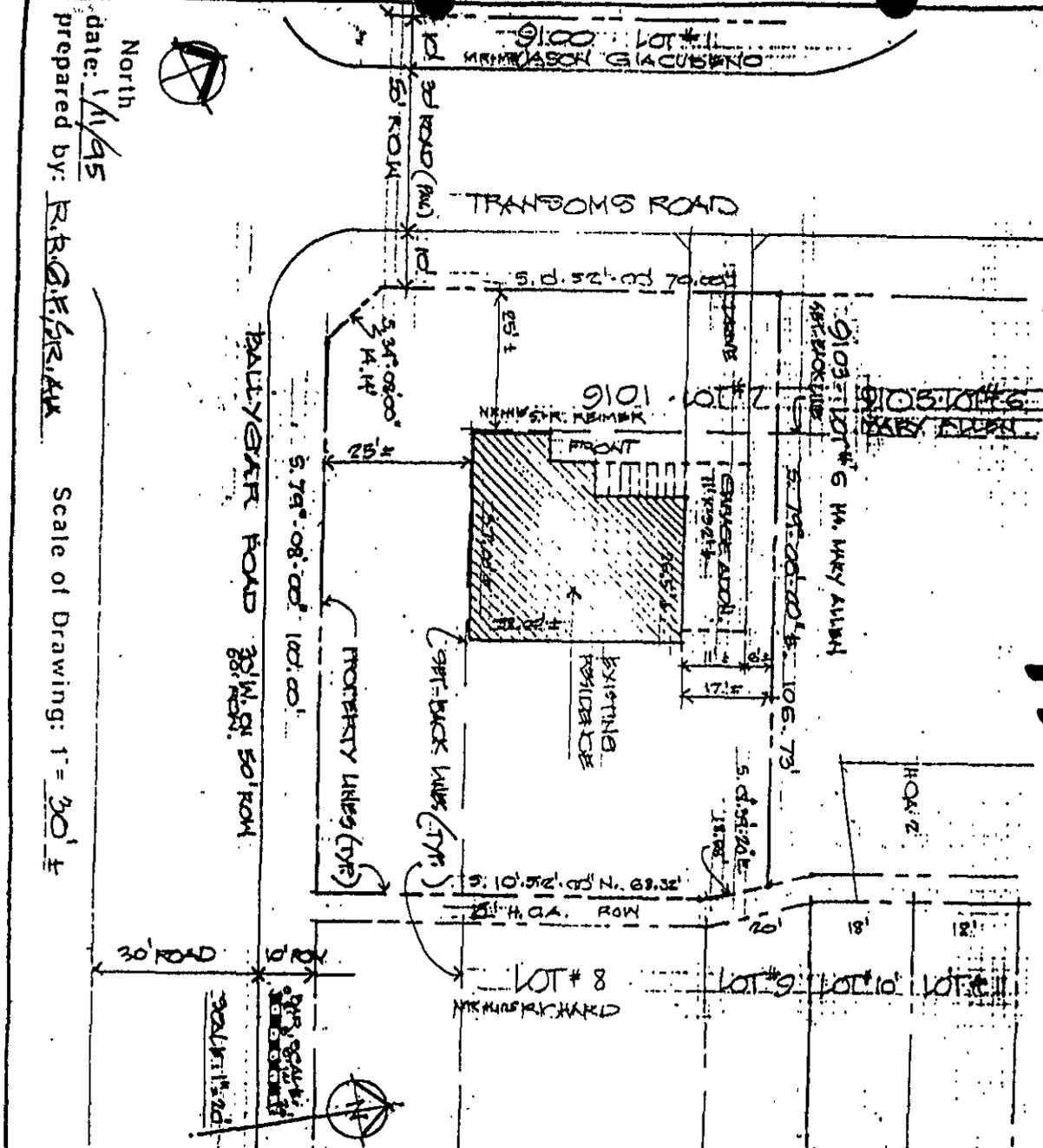
PROPERTY ADDRESS: 9102 TRANSOMS RD. BERRY HILL MD see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: SILVER GATE VILLAGE (OF NORTH GATE HILL)

plat book # 31, folio # 91, lot # 7, section # 2

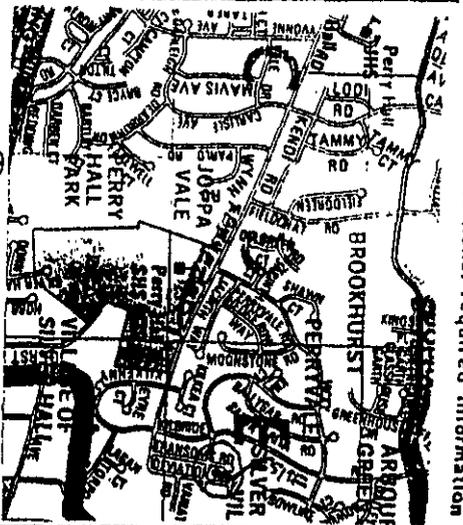
## 97-165-A

OWNER: S. AND R. REIMER



North  
date: 1/1/95  
prepared by: R. B. G. S. R. A. K.

Scale of Drawing: 1" = 30'



### LOCATION INFORMATION

Election District: 11

Councilmanic District: 5

1"-200' scale map: NE 94

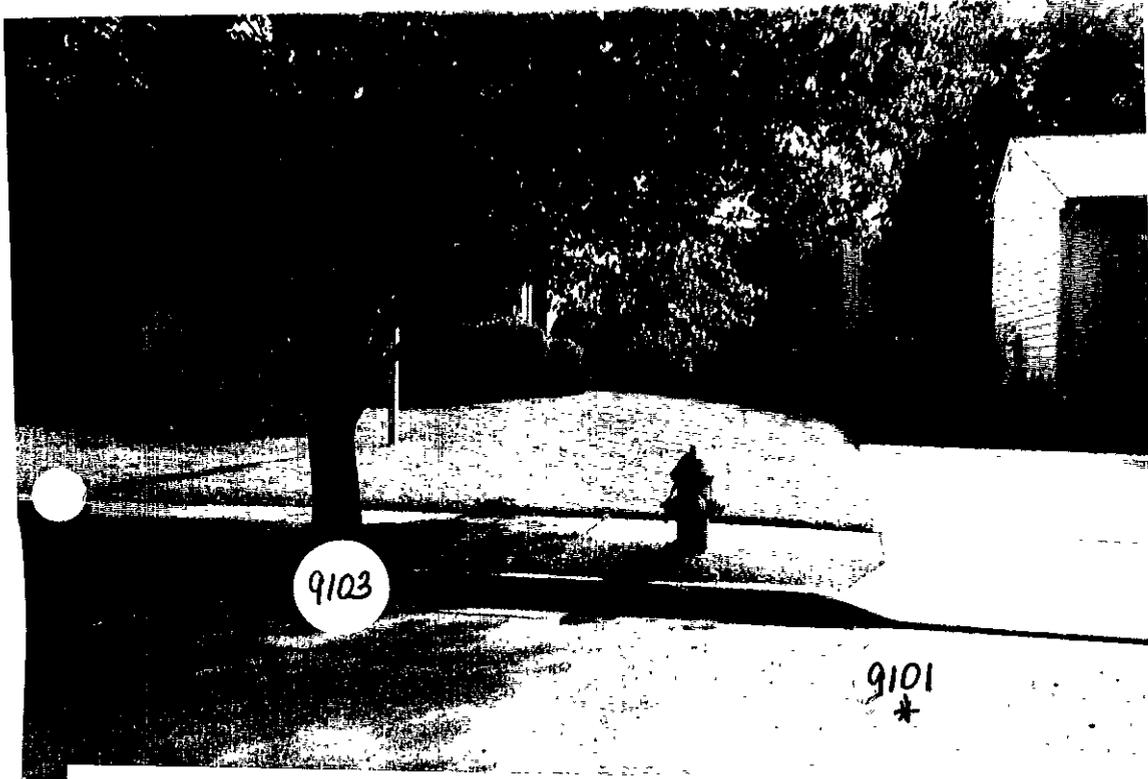
Zoning: DR S.5

Lot size: 0.22 ± 8600 ±  
acreage square feet

- Chesapeake Bay Critical Area:  YES  NO
- Prior Zoning Hearings: NONE
- SEWER:  PUBLIC  PRIVATE
- WATER:  PUBLIC  PRIVATE

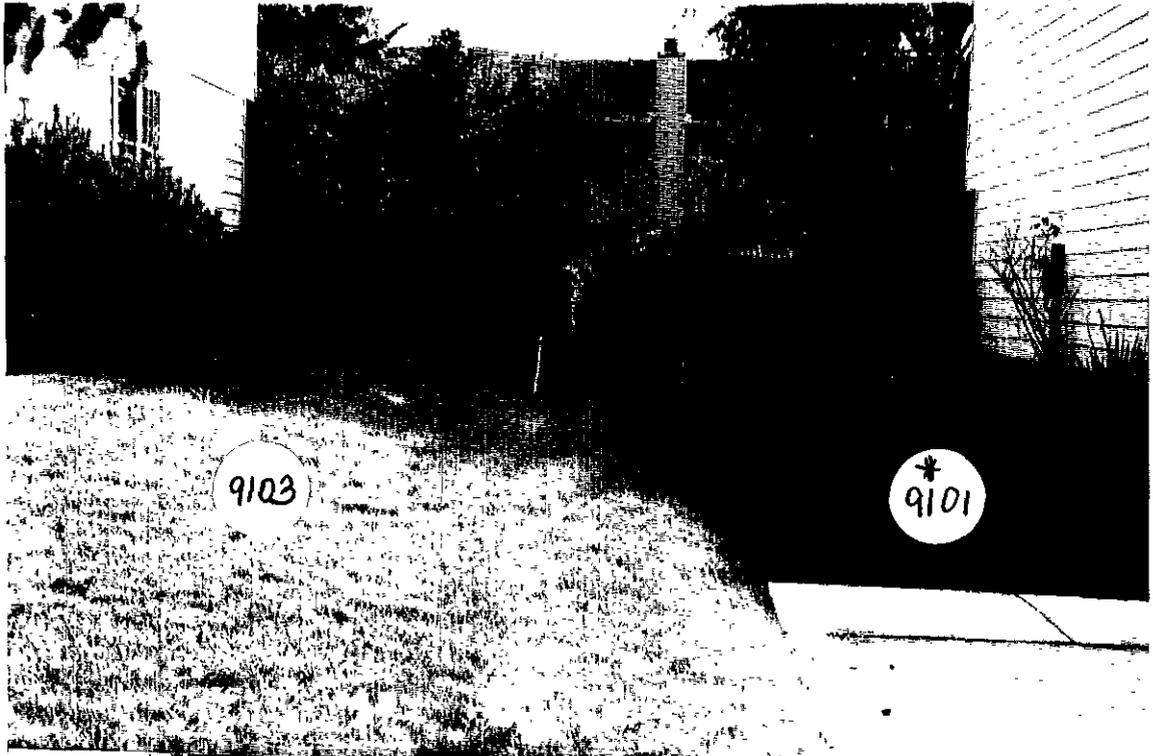
### Zoning Office USE ONLY!

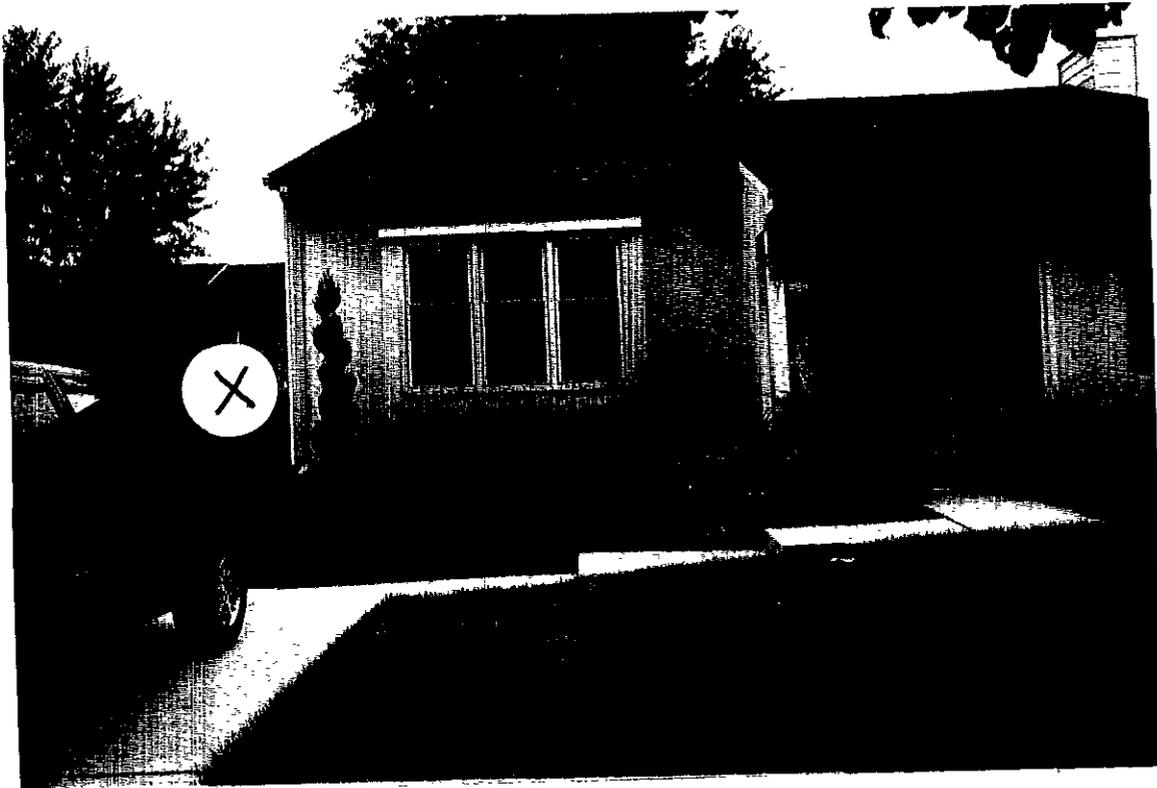
reviewed by: ITEM #: CASE #:



Left side of 9101 Transoms  
showing adjacent property -  
9103 Transoms;

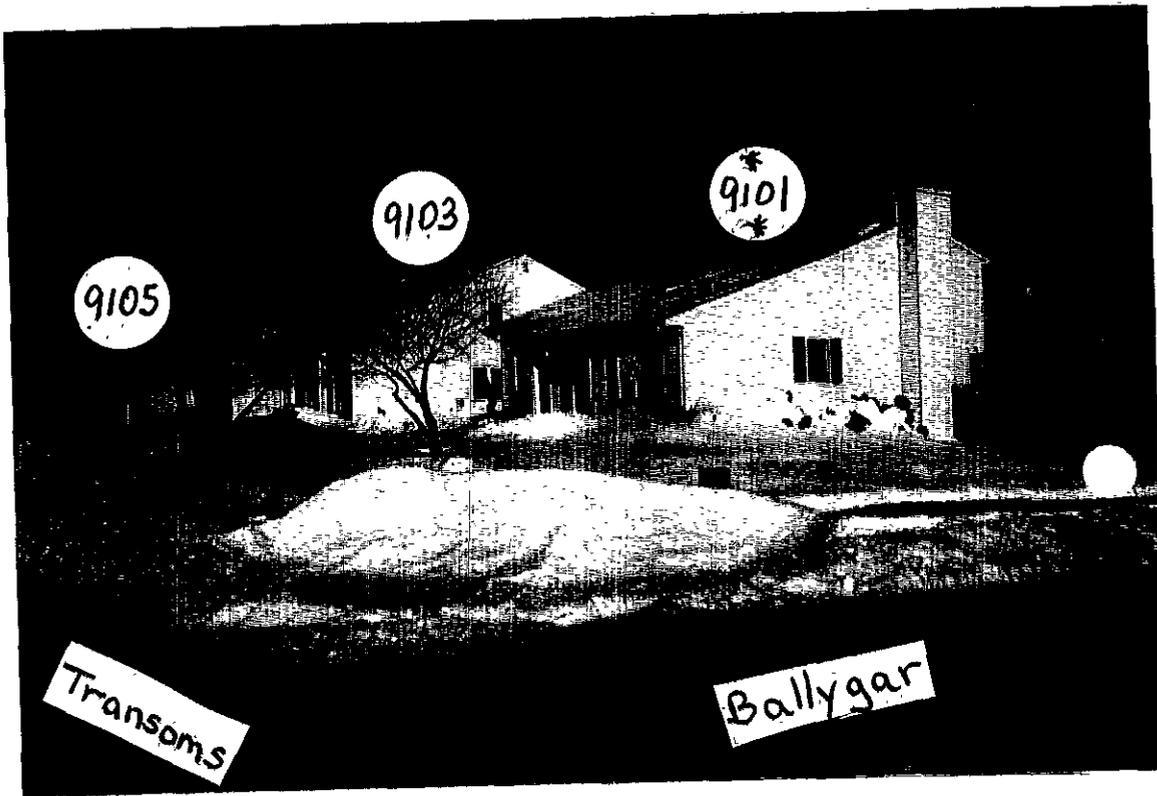
Stakes mark end of garage  
and common property line



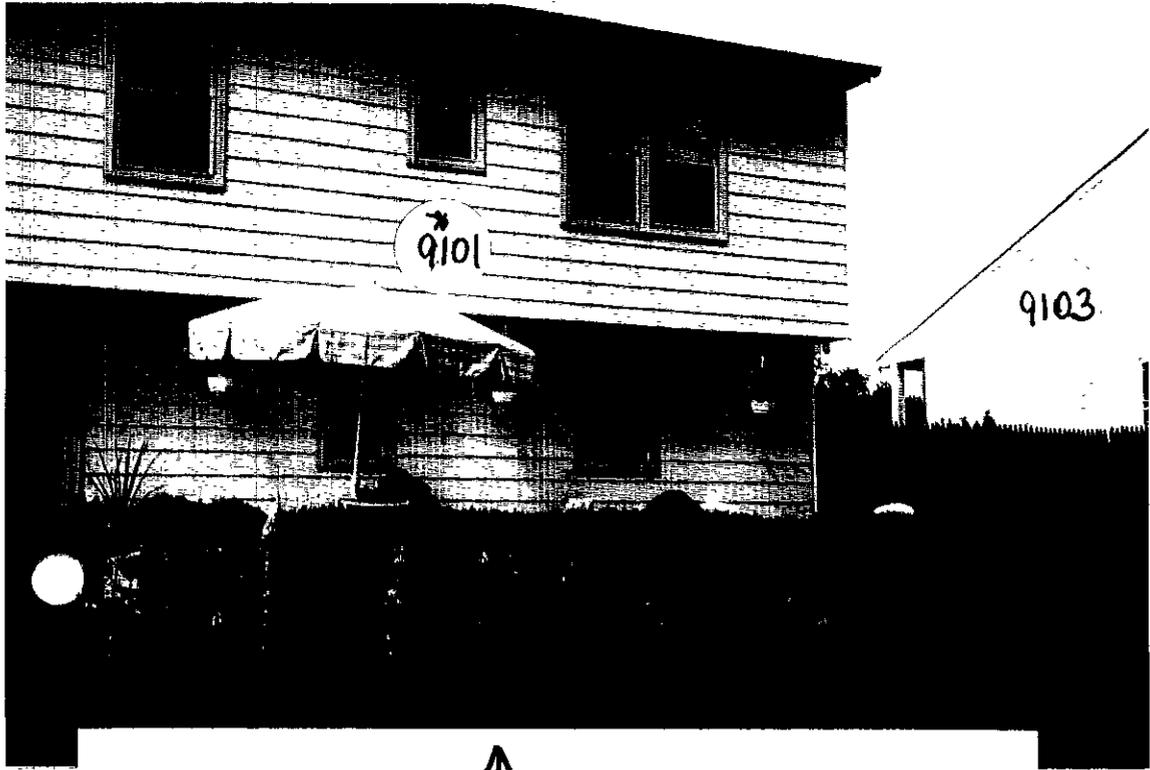


Front view of  
9101 Transoms Road  
Baltimore, MD 21236

Proposed attached garage  
would be on left side of  
house (x).



Corner of Transoms Road  
and Ballygar  
Entrance to court of  
seven houses

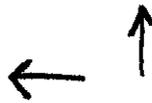


Back view of 9101 Transoms Rd.



Rear of garage





Right front of 9101 Transoms  
showing adjacent street - Ballygar -  
and 9017 Transoms



**BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP**

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION

WHITE MARSH  
PERRY HALL  
VICINITY

SHEET

MICROFILMED,  
NE.  
9-H

#165

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE  
 COR. of n/s Ballygar Rd., and E/S Transoms Road  
 9101 Transoms Road  
 11th Election District  
 5th Councilmanic District  
 Rosanne T. Reimer  
 Petitioner

BEFORE THE ZONING COMMISSIONER  
 OF BALTIMORE COUNTY  
 Case No. 96-165-A

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before the Zoning Commissioner as an administrative variance filed by Stephen J. Reimer (now deceased) and Rosanne T. Reimer, property owners for that property known as 9101 Transoms Road in the Silver Gate Village (of North Gate Hall) subdivision of Baltimore County. The Petitioner/property owner, Rosanne T. Reimer, herein seeks a variance from Section 1802.3.B of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 6 ft., in lieu of the required 8 ft., for an attached garage. The property and relief sought are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of November, 1996 that the Petition for a Residential Variance from Section 1802.3.B of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 6 ft., in lieu of the required 8 ft., for an attached garage, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LES:mmm

LAWRENCE E. SCHMIDT  
 Zoning Commissioner  
 For Baltimore County

ORDER RECEIVED FOR FILING  
 Date 11/14/96  
 By [Signature]



Baltimore County  
 Zoning Commissioner  
 Office of Planning and Zoning

Suite 112, Courthouse  
 400 Washington Avenue  
 Towson, Maryland 21204  
 (410) 887-4386

November 13, 1996

Mrs. Rosanne T. Reimer  
 9101 Transoms Road  
 Baltimore, Maryland 21236

RE: Petition for Administrative Variance  
 Case No. 97-165-A  
 Property: 9101 Transoms Road

Dear Mrs. Reimer:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

[Signature]  
 LAWRENCE E. SCHMIDT  
 Zoning Commissioner

LES:mmm  
 emcl

ORDER RECEIVED FOR FILING  
 Date 11/14/96  
 By [Signature]



**Petition for Administrative Variance to the Zoning Commissioner of Baltimore County**

for the property located at 9101 Transoms Road, Baltimore, MD 21236 which is presently zoned RRS\_5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.B (B01.Z.C.4, 1970) to permit a 6' side setback in lieu of 8'.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
1. requested attached garage would be approximately five feet from neighbor's property line
  2. health problems - emphysema
  3. security concerns - widow

See Affidavit

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Correct: Petitioner/Owner

Name of Petitioner/Owner: Mr. Stephen J. Reimer  
 Title of Petitioner/Owner: deceased  
 Signature: [Signature]  
 Address: Mrs. Rosanne T. Reimer  
 Title of Petitioner/Owner: [Signature]  
 City: Baltimore, MD 21236  
 State: MD  
 Zip: 21236  
 Phone No: 410-529-6572  
 H-529-6572  
 H-807-0900

Printed Name and Address of Petitioner/Owner: Mrs. Rosanne T. Reimer, 9101 Transoms Road, Baltimore, MD 21236, 410-529-6572

Received 11/14/96  
 11/14/96 11:14 AM

**About The Construction**

The garage will be constructed by Gifford Enterprises MHIC #40864. All building codes will be adhered to and there will be a triple thickness fire wall on the left of the structure (closest to adjacent house).

**Property Description**

Zoning Description for 9101 Transoms Road, Baltimore, MD 21236.  
 NE CORNER OF TRANSOMS AND BALLYGAR ROAD.

Being known and designated as lot 7, Block F, as shown on a Plat entitled "Resubdivision Plat B North Gate Hall", which Plat is recorded among the Land Records of Baltimore County in Liber EHK Jr. No. 28, folio 70. The improvements thereon being known as No. 9101 Transoms Road. Currently Liber 7419, page 520 and 521. Plat book #37, folio #91, lot #7, section #B, located in the 11 Election District, 5 Councilmanic District.

# 165

**Affidavit in support of Administrative Variance**

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:  
 That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does presently reside at 9101 Transoms Road, Baltimore, MD 21236

That based upon personal knowledge of the following are the facts upon which I/we base the request for an Administrative Variance at the above address: please specify or precise affidavit

The main reason for this request is due to health problems. I (Rosanne Reimer) have emphysema (see enclosed letter from my physician) and a garage would provide a shorter distance to walk from my car into the house, especially when carrying work related materials. It is inevitable that in several years I will have to have a portable oxygen tank with me at all times, and a garage which is attached to our home would be a necessity. My physician's letter also mentions my husband's serious heart condition. Sadly, my husband passed away less than two months after the letter was written. This has caused me an additional hardship-my security, safety and well being. With the house being situated on a dark corner with only seven houses in our court, it is frightening to me when I leave work in the dark and return home after daylight hours. A garage with an automatic door opener would help ease my fears.

This Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]  
 Rosanne T. Reimer  
 Petitioner

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss. I HEREBY CERTIFY, that I am the duly qualified and authorized public officer of Baltimore County, Maryland, and that the County government, personally appeared

Rosanne T. Reimer  
 My Commission Expires 11/1998

AS WITNESS my hand and Notarial Seal, this 10th day of November, 1996.

Baltimore County Government  
 Office of Zoning Administration and Development Management

210 West Chesapeake Avenue  
 Towson, MD 21286 (410) 887-3353

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

[Signature]  
 ARNOLD JABLON, DIRECTOR

For newspaper advertising:  
 Item No.: 165

Petitioner: Rosanne T. Reimer

Location: 9101 Transoms Rd., Baltimore, MD 21236

PLEASE FORWARD ADVERTISING BILL TO:  
 NAME: Mrs. Rosanne T. Reimer

ADDRESS: 9101 Transoms Road  
 Baltimore, MD 21236

PHONE NUMBER: 410-529-6572

ADJiggs (Revised 04/09/93)

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE-REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT No. 023391

DATE: 12/1/96 ACCOUNT: 01-615  
 PAID: 165 AMOUNT: \$ 50.00

RECEIVED FROM: Rosanne, Stephen, & David - 9101 Transoms Rd  
 FOR: [Signature] # 50.00

VALIDATION OR SIGNATURE OF CASHIER  
 [Signature]

Exhibit A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 10/20/96

Format for Sign Printing, Black Letters on a White Background:

**ZONING NOTICE**

**ADMINISTRATIVE VARIANCE**

Case No. 97-165-A  
to permit a 6' side setback in lieu of 8'

**PUBLIC HEARING ?**

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON 11/11/96

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

976  
p022.doc

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21286 (410) 887-3353

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:  
 Item No.: 165  
 Petitioner: Rosanne T. Reimer  
 Location: 9101 Transoms Road, Baltimore, MD 21236  
 PLEASE FORWARD ADVERTISING BILL TO:  
 NAME: Mrs. Rosanne T. Reimer  
 ADDRESS: 9101 Transoms Road  
Baltimore, MD 21236  
 PHONE NUMBER: 410-529-1657

AD:JTB (Revised 04/29/93) 13

Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 16, 1996

**ABOUT YOUR ADMINISTRATIVE VARIANCE**

CASE NUMBER: 97-165-A (Item 165)  
 9101 Transoms Road  
 corner of N/S Halligan Road and E/S Transoms Road  
 11th Election District - 5th Councilmanic  
 Legal Owner(s): Stephen J. Reimer and Rosanne T. Reimer  
 Post by date: 10/20/96  
 Closing Date: 11/04/96

Contact with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/she may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As soon as the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

*Arnold Jablon*  
Arnold Jablon  
Director  
cc: Rosanne T. Reimer

Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 14, 1996

Mr. and Mrs. Stephen Reimer  
9101 Transoms Road  
Baltimore, MD 21236

RE: Item No.: 165  
 Case No.: 97-165-A  
 Petitioner: Stephen Reimer, et ux

Dear Mr. and Mrs. Reimer:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 9, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,  
*W. Carl Richards, Jr.*  
 W. Carl Richards, Jr.  
 Zoning Supervisor

WCR/re  
Attachment(s)

Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 165 (MTR)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
*Bob Small*  
 Ronald Burns, Chief  
 Engineering Access Permits  
 Division

BS/es

My telephone number is \_\_\_\_\_  
 Maryland Relay Service for Impaired Hearing or Speech  
 1-800-735-2258 Statewide Toll Free  
 Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717  
 Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: October 18, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):  
 Item Nos. 157, 161, 162, 163, 165, 166, 169, 171, 172, 174

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey W. Long*  
 Division Chief: *Carol L. Kern*

PK/JL

ITEM161/PZONE/ZAC1

Baltimore County Government  
Fire Department

700 East Joppa Road  
Towson, MD 21286-5300

Office of the Fire Marshal  
(410)887-4830

DATE: 10/21/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW  
 Location: DISTRIBUTION MEETING OF OCT. 21, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 161, 163, 164, 165, 166, 167, 170, 171, 172, 173 and 174.

REVIEWER: LT. ROBERT P. SAUERWALD  
 Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 10/27/96

FROM: R. Bruce Seelye  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: 10/27/96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items.

Item #'s: 161 166 174  
 162 168  
 163 169  
 164 171  
 165 172

RBS:sp  
BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management  
Date: October 25, 1996

FROM: Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for October 28, 1996  
Item Nos. 161, 164, 165, 166, 171,  
172, & 174

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.  
RWB:HJO:jrb  
cc: File

ZONE34

PETITION PROBLEMS

#161 --- JRF

1. No item number on receipt.
2. Notary section is incomplete.

#164 --- JCM

1. Need printed or typed name of second legal owner.

#165 --- MJK

1. Need someone to sign for first legal owner. Also need authorization for that person to sign.

#167 --- JRA

1. Folder has paperwork for undersized lot - Petition says nothing about an undersized lot.
2. Notary section is incorrect.

#168 --- JRA

1. Special Exception is on wrong form - This is a Special Hearing form, not Special Exception (see top paragraph of the form).
2. Need authorization for person to sign for legal owner.

#171 --- CAM

1. Need address and telephone number for legal owner.

#174 --- JRF

1. No item number on receipt.

10/15/96

PRACTICE LIMITED TO  
INTERNAL MEDICINE  
LUKE E. TERRY, JR., M. D., P. A.  
9055 CHEVROLET DRIVE - SUITE 103  
ELLCOTT CITY, MARYLAND 21043  
TELEPHONE  
443-7950

April 14, 1996

To Whom It May Concern:

Mrs. Roseann Reimer has had significant problems with emphysema and her husband, Stephen Reimer has had heart disease with heart attacks and heart surgery and continued heart follow up. They need a sheltered place to go to their car in bad weather and I understand to accomplish this, they will need a variance in permits for permits in building a garage due to their cardiac, respiratory illnesses.

Yours truly,

*[Signature]*  
Luke E. Terry, Jr., M.D.

LET:cmt

#165

9103 Transoms Road  
Baltimore, MD 21236

January 18, 1995

To Baltimore County Zoning Commissioner:

I, Mary A. Allen, have resided at 9103 Transoms Road since 1986. My house is adjacent to 9101 Transoms Road on the left. Mr. and Mrs. Stephen Reimer have explained to me their desire to add an attached garage to their house and the procedures for applying for a variance. It is my understanding that the new structure would be approximately five feet from our common property line. I have no problem with this addition. In fact, I feel it would enhance the property and our development.

Yours truly,

Mary A. Allen

*At the time this letter was shared with Mr. Allen, she said she would agree, but there was a foundation on her house.*

#165

9100 Transoms Road  
Baltimore, MD 21236  
October 1, 1996

To Baltimore County Zoning Commissioner:

I, Jason Giacubeno, have resided at 9100 Transoms Road since 1994. My house is directly across the street from 9101 Transoms Road on the left. Mrs. Stephen Reimer has explained to me her desire to add an attached garage to her house and the procedures for applying for a variance. I have no problem with this addition. In fact, I feel it would enhance the property of our development.

Yours truly,

Jason Giacubeno

*Jason Giacubeno*  
10-7-96

#165

9107 Transoms Road  
Baltimore, MD 21236  
October 1, 1996

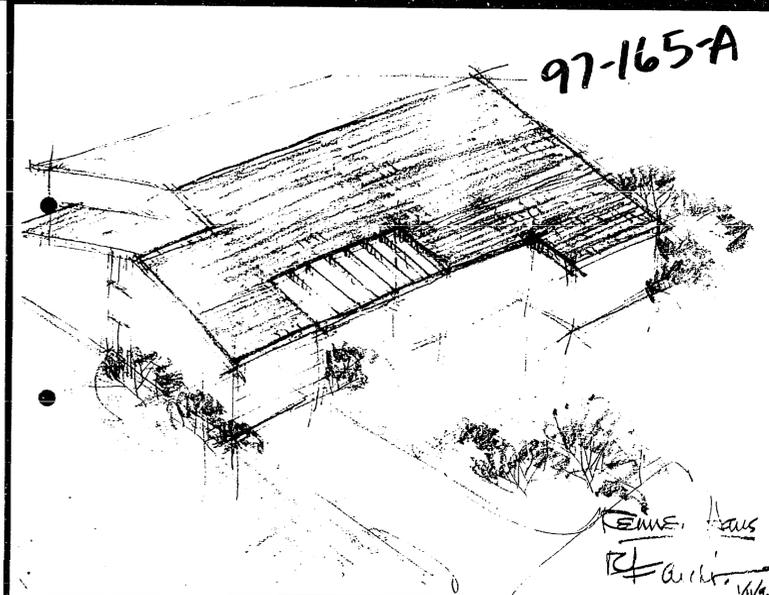
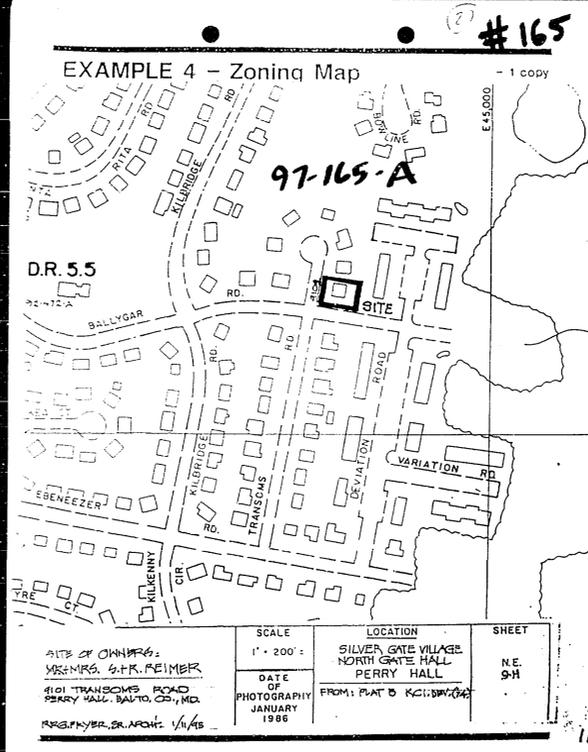
To Baltimore County Zoning Commissioner:

I, John Fazzenbaker, have resided at 9017 Transoms Road since 1976. My house is adjacent to 9101 Transoms Road across the side street, Ballygar Road. Mrs. Stephen Reimer has explained to me her desire to add an attached garage to her house and the procedures for applying for a variance. I have no problem with this addition. In fact, I feel it would enhance the property of our development.

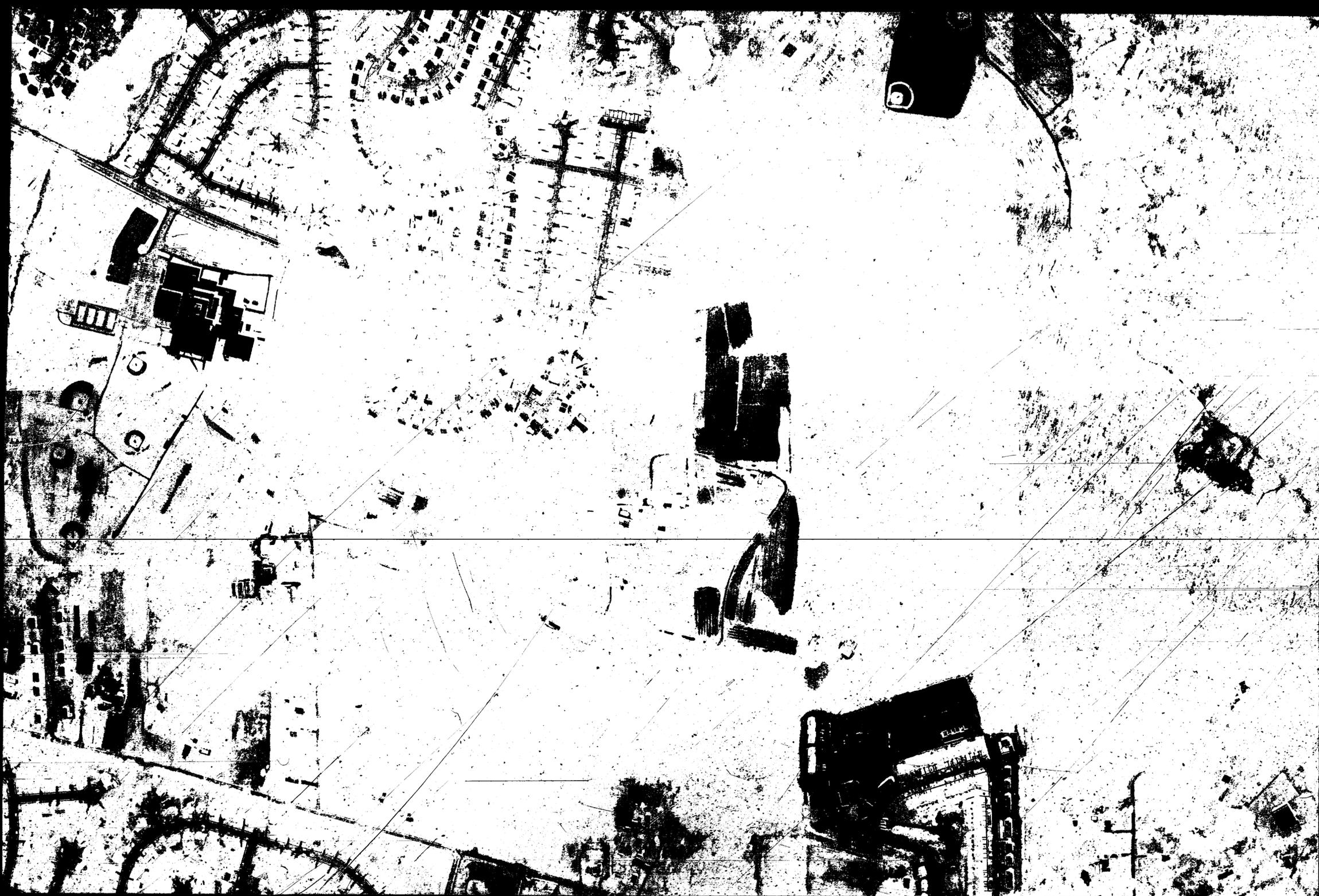
Yours truly,

*John Fazzenbaker*  
John Fazzenbaker

#165







BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

SCALE 1" = 200' ±	LOCATION WHITE MARSH PERRY HALL VICINITY	SHEET NE. 9-H
DATE OF PHOTOGRAPHY JANUARY 1986		

#165